

MINUTES
City of Newport Planning Commission
Work Session
Newport City Hall Council Chambers
April 10, 2023
6:00 p.m.

Planning Commissioners Present: Bill Branigan (*by video*), Bob Berman, Braulio Escobar, Jim Hanselman, Gary East, Marjorie Blom, and John Updike.

PC Citizens Advisory Committee Members Present: Dustin Capri.

PC Citizens Advisory Committee Members Absent: Greg Sutton.

City Staff Present: Community Development Director (CDD), Derrick Tokos; and Executive Assistant, Sherri Marineau.

1. **Call to Order.** Vice Chair Berman called the Planning Commission work session to order at 6:00 p.m.

2. **Unfinished Business.**

A. **Update on Status of Yaquina Bay Estuary Plan Update.** Tokos reviewed the staff memorandum reporting that the State of Oregon, through its Department of Land Conservation and Development (DLCD), was partnering with Lincoln County, Newport, and Toledo to update the Yaquina Bay Estuary Management Plan. This plan provided land use and natural resource policy guidance for how development and related activities should occur within the bay and its estuarine areas. The existing plan was almost 40 years old and needed an update. DLCD would be the lead agency for the planning effort, with funding would be provided by the National Oceanic and Atmospheric Administration. The end product of this planning effort would be used to inform updates to the City's Comprehensive Plan and land use regulations that applied to in-water development.

Branigan joined the meeting at 6:05pm

Tokos reviewed the timeline with the Commission. He reported that the consideration of the impact of climate change on projects planned within the estuary was an issue that garnered a significant amount of discussion. How that was accomplished could significantly impact operations at the Port of Newport. The DLCD committed to making their staff available for a work session in the coming months to review their recommended package of amendments. Tokos would add this to the work program once they had the details.

Hanselman asked if there would be more meetings and if it would be publicized. Tokos reported there was a link on their website to sign up and it was open to the public. Berman asked if any of the Commissioners attended the open house at the Library. None were in attendance.

Updike noted the presentation talked about matrix versus zoning districts. He asked if they tried to gather committee comments on this. Tokos explained that they seemed to be heading away from the matrix. The matrix was a component of our zoning regulations. It was about whether or not you structure the zoning regulations with a matrix to identify what would be a permitted subject to some

sort of public hearing process, or what wasn't permitted at all within the estuary. Tokos noted there wasn't anything generally permitted outright when doing development in an estuary. He also reported that there had been some concerns expressed that the matrix was too confusing for people.

B. Review Results from Housing Production Online Survey and Recommended Housing Production Strategies. Tokos reviewed the PowerPoint presentation that ECONorthwest for the Newport Housing Capacity Analysis shared. The city was working on two pieces for housing that included the Housing Capacity Analysis and the Housing Production Strategy. The Advisory Committee had their final meeting on March 30th. Tokos reported they had received over 450 responses to the online survey. They were getting close to wrapping up the process and would be doing an in person open house with the public on April 25th. Tokos noted they would be doing outreach for the event by post cards and press releases. The open house would be an opportunity to let people know how their feedback from the online open house has been incorporated into the plan, and recognize that there were people who were just finding out about the report for the first time. The Commission would make a recommendation to the City Council and look to get a potential adoption in May.

Tokos went over the meeting dates and topics the Advisory Committee covered, the different groups and stakeholders they engaged, the virtual open house that occurred on March 1st through 10th, and the different types of housing that survey respondents lived in. Berman pointed out there was an overwhelming preponderance of single family detached that the respondents lived in and asked if this implied that the outreach wasn't done to the most optimized manner to reach a broad selection of the community. Tokos reported that there was a larger percentage of people who lived in single family detached that responded. The city did a carrier route postcard distribution that went out to everyone in Newport, including apartment owners, and this was how the responses played out. Capri noted that 67 percent of respondents owned their house. Hanselman asked if they knew how many single family houses there were in Newport. Tokos reported it was close to 4,000. There were another 1,000 multifamily dwellings, and a remaining 7,800 different housing types in Newport. Tokos thought this was a good representative sample. He noted that most people who rented were cost burdened who tended to work multiple jobs and didn't have much time to respond to surveys. Tokos pointed out that there had been quite a few renters that responded though. Escobar asked if all residents in Newport received the notice. Tokos reported that anyone who got mail in Newport on the postal routes got a post card. They also worked with the Recreation Center, the Library, and the School District to get the word out. Capri reported the survey was easy to go through and fill out.

Tokos reviewed the percent of respondents that were very concerned about different housing issues in Newport. The issues included things like housing sizes, accessibility, and discrimination in housing. Berman asked if the city had records of actual discrimination. Tokos explained that this was a representation of how people were feeling when they tried to obtain rental housing or buy a home. Capri asked what the difference was between condition and quality of housing. Tokos explained that condition was the maintenance condition of housing, and quality was when the housing had what they wanted and met their needs.

Tokos reviewed the concerns about different development types. Escobar asked if the responses were broken down by who owned or rented. Tokos reported it was only by what their concerns were.

Tokos reviewed the other housing types that respondents supported. Berman asked what transitional housing was. Escobar explained it was housing for people transitioning from prison to housing. Blom noted it was also for people were going from homelessness to finding a home. Tokos reported that

some people were concerned about RVs and felt this survey question scored low because there were a few RV lots in town that weren't maintained well.

Tokos reviewed the percent of respondents that ranked different housing solutions as the highest priority. Berman asked who a tenant would report a complaint to if they had a problem with their electrical. Tokos explained the landlord usually fixed it. Berman asked what happened if the landlord didn't fix it. Tokos explained this typically didn't come to the city. We could step in when there was a serious compromise to the structure such as wiring or structural integrity.

Berman questioned if they were pursuing an agreement with the County that made it easier for the city to bring land into the city limits was a state dictated procedure. Tokos explained there wasn't a lot of residential land that was undeveloped. The location where there was residential was already developed and the city was unlikely to see much more added for this.

Tokos reviewed the discussions with stakeholders about actions on the Housing Production Strategy and the high level interest for getting an emergency shelter going. Updike gave an example of how San Francisco converted a school gymnasium into a housing opportunity for the houseless. The project was controversial and difficult to manage, but in the end it work out really well for them. The site was co-managed with the school district and a nonprofit service. Updike also noted that this was an active school site during the day that was converted overnight for housing. He thought this was worth noting because of the number of houseless students in Newport. Berman asked if the County was working through similar ideas to a work toward houseless solutions. Tokos explained the County was very concerned about this. Much of what they would have under their jurisdiction was rural, and they had limited services and capacity for additional housing. However, they provided all of the social safety nets and social services that went hand in hand with providing for those that were houseless. Tokos reported the County was going through a five year plan to get a strategic plan in place, which Newport was a part of. This was a multi-jurisdictional effort the County was taking the lead on. It was one of eight pilots under the statewide House Bill 4123 that gave \$1 million for the purpose of helping rural areas develop more capacity to provide services to those that were houseless so that they were in a position then to tap into state funding. This was an ongoing plan and their primary focus right now.

Tokos continued his review of the discussions with stakeholders. He discussed how the OSU student housing would now be managed under the Hatfield Marine Science Center housing development. Hanselman asked if OSU saw the slowing of growth having anything to do with the housing issue that students would face coming to Newport. Tokos reported they hadn't mention this but thought it was more to do about how their programs were structured. They would be moving forward with the development relatively soon.

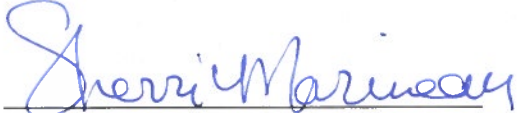
Tokos reviewed the existing strategies in Newport, the summary of actions, the implementation timeline, the monitoring implementation of the actions, and the potential partners.

Tokos reported that the open house would take place on April 25th at 6 p.m. where they would walk through the reasons for the study, explain what the key findings were, share how the public's feedback was incorporated in the final results, and inform folks who hadn't engaged at that point so they understood what was going on. This would be done as a formal presentation. Tokos explained that there would be some instant polling done through the open house.

2. New Business.

- A. **Discuss Housing Related Bills in the 2023 Oregon Legislative Session.** Tokos reported that he shared comments from the City Council on House Bill 3414 with the Commission. The legislative session was oriented toward housing and homelessness statewide. Tokos explained that when it came to housing, they would see that the general tenor of the focus of the legislation had been on processes largely at the city level that were viewed as an impediment to getting housing on the ground, and for public involvement at the local level. Escobar thought the letter from the City Manager addressed some of these issues. Tokos explained that the bill would probably be adopted in some form. The city was working with the other jurisdictions and the League of Oregon Cities to improve it to the best way they could. The principal issue here was that it wasn't a rural fight, but a metro one. Updike asked if the lobbyists attempted to carve out rural communities. Tokos noted this had been raised. The League of Oregon Cities represented all cities and it was hard for them to carve out time for specific groups.
- B. **Planning Commission Work Program Update.** Tokos noted the work program didn't include the hearing that would be held on April 24th for a conditional use permit to allow a photography studio on the Bayfront. This was something that had already been approved at a different site and they were now moving to a new location.
3. **Adjourn.** The meeting adjourned at 6:56 p.m.

Respectfully submitted,



Sherri Marineau,
Executive Assistant